

174.0

0006

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

642,100 /

642,100

USE VALUE:

642,100 /

642,100

ASSESSED:

642,100 /

642,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANDLER ERIC W & SHANNON E
Owner 2:	
Owner 3:	

Street 1: 47 SUTHERLAND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LEVIN STEVEN M -

Owner 2: -

Street 1: 47 SUTHERLAND RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1223 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4000.000		259,700		4,400		378,000		642,100							
Total Card							0.092		259,700		4,400		378,000		642,100		Entered Lot Size					
Total Parcel							0.092		259,700		4,400		378,000		642,100		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
174.0-0006-0021.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	259,800	4400	4,000.	378,000	642,200	642,200
2019	101	FV	219,800	4400	4,000.	372,600	596,800	596,800
2018	101	FV	195,500	4400	4,000.	286,200	486,100	486,100
2017	101	FV	195,500	4400	4,000.	270,000	469,900	469,900
2016	101	FV	195,500	4400	4,000.	248,400	448,300	448,300
2015	101	FV	183,300	4400	4,000.	232,200	419,900	419,900
2014	101	FV	183,300	4400	4,000.	213,800	401,500	401,500
2013	101	FV	183,300	4400	4,000.	213,800	401,500	401,500

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
LEVIN STEVEN M,		61715-362	5/1/2013			422,000		No		
CRIS INVESTMENT		53833-501	11/13/2009			390,000		No		
COCHRAN MARY F-		50667-230	2/1/2008	Family		1		No		
		6439-314	1/1/1901	Family		No		No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2008	782	Re-Roof	6,000			G9	GR FY09	
4/23/2008	379	Redo Kit	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Measured	163	PATRIOT
12/16/1999	Measured	163	PATRIOT
12/10/1999	Mailer Sent		
7/20/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Average																	
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: RED																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1925	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other											
Jurisdct: G10		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				Total Units:											
Avg Ht/FL: STD				Location:				Totals	RMs: 6	BRs: 3	Baths: 1	HB							
Prim Int Wall: 2 - Plaster																			
Sec Int Wall:		%																	
Partition: T - Typical				Floor:															
Prim Floors: 3 - Hardwood				% Own:															
Sec Floors:		%		Name:															
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 174.0-0006-0021.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	21X18	F	AV	1940		19.45	T	40	101			4,400		4,400	
More: N				Total Yard Items: 4,400				Total Special Features:				Total: 4,400				AssessPro Patriot Properties, Inc			